

**DENALI COMMISSION QUARTERLY REPORT  
FROM SOUTHCENTRAL FOUNDATION  
JULY 1, 2002 – SEPTEMBER 30, 2002  
FIREWEED CLINIC – DENTAL EQUIPMENT  
PROJECT NO. 0081-DC-2002-I32**

**Narrative Summary**

The building site for the Fireweed Building was purchased for \$1.7 million.

Kumin Associates was chosen as the Architect and has been retained on a lump sum basis to complete the construction documents. 100% drawings include site work, footing and foundation, and tenant improvements have been completed. Kumin will continue to provide construction administration services as needed on a time and materials basis.

Neeser Construction was the low bid on a cost plus basis and has been selected as the general contractor. Their contract will be finalized following the completion of the plans by Kumin. Work has begun and the foundation and site work has been finished with steel erection slated to begin prior to the end of September and occupancy for the summer of 2003.

Radixos has been retained on a time and materials basis to provide coordination for the owner furnished, owner installed equipment for the building. They have completed a preliminary equipment list, see attached Exhibit A

In partnership with the City of Palmer, SCF recently completed the issuance of a \$9,050,000, twenty year term tax exempt revenue bond to finance this building. While this transaction was completed now to lock in historically low interest rates, it is anticipated that construction financing will not be needed and that the loan will be drawn down at completion.

**Financial Summary**

To date, the project is on time and within budget.

- I. Total project budget is \$17,825,481  
Please see Exhibit B
- II. Project schedule with milestone dates for design and construction  
Please see Exhibit C

- III. The total amount of Denali Commission Funds committed to the project are \$1,000,000 for dental equipment.
- IV. The total project expenditures as of September 30, 2002 are \$3,987,797.30
- V. No Denali Commission funds have been expended as of September 30, 2002
- VI. Proportion of expenditures to the total budget is: 22.4%
- VII. Project performance analysis on project line items, as defined by SCF, showing budget costs compared to actual expenditures and obligation to date versus work performed to date.

Please see Exhibit D

### **Additional Items**

Financial Status Report to be provided at the end of the Award performance period

“Before” pictures: Exhibit E

**Project Budget  
Fireweed Clinic  
Project No. 0081-DC-2002-I32**

Land	1,700,000	1,700,000
<b>Initial Sunk Costs</b>		
Initial Programming - Sjoquist	12,335	
Initial Project Management	45,000	
estimate to complete		
Concept Design	110,000	
estimate to complete		
Preliminary Geotechnical	5,230	
Survey	7,020	
<b>Subtotal Programming</b>		179,585
<b>Design</b>		
Final Geotechnical	5,974	
Final Design Kumin	1,037,686	lump sum bid
Sjoquist Travel	15,000	
Preconstruction - Neeser	15,000	
<b>Subtotal Design</b>		1,073,660
<b>Construction</b>		
Prime Construction- Neeser	10,692,666	
add'l TI allowance	215,250	
Permit and Review	80,000	
Project Management	150,000	
Groundwater problems	100,000	
Requests from Facilities	100,000	
Testing	54,000	
<b>Subtotal Construction</b>		11,391,916

**Project Budget  
Fireweed Clinic  
Project No. 0081-DC-2002-I32**

**Owner Supplied Equipment**

dental equipment	1,476,800	
includes furniture		
optometry equipment	380,640	
assumes can reuse 1/2 existing		
dental furnishings		
assumed included in equipment		
Optometry, BH furnishings	585,000	
Computers (100@1500ea)	150,000	
Phones (w / trenching)		
100@200 ea	20,000	
Add'l trenching over Neeser	40,000	
Phone Switching		
2 com closets + 6 GBICS	60,000	
<b>Subtotal Owner Supplied Equipment</b>		<b>2,712,440</b>
Total without any contingency		17,057,601
5% contingency		767,880
<b>Total</b>		<b>17,825,481</b>

# SOUTHCENTRAL FOUNDATION / DENTAL, OPTOMETRY & BEHAVIORAL HEATH CLINIC

## DOB-2 SCHEDULE 1ST DRAFT

ID	Task Name	Duration	Start	Finish	Predecessors
1	RECEIVED FOOTING & FOUNDATION DRAWINGS (NOT MOA APPROVED)	1 day	06/10/02	06/10/02	
2	RECEIVE APPROVED DRAWINGS & EXCAVATION PERMIT	1 day	06/10/02	06/10/02	
3	SITE & BUILDING LAYOUT	2 days	06/10/02	06/11/02	2SS
4	CLEAR / GRUB CUT & FILL SITE	5 days	06/11/02	06/17/02	3SS,2
5	INSTALL U/G WATER LINE	3 days	06/17/02	06/19/02	4SS+4 days,3
6	EXCAVATE RETAINING WALL (S.E.) & BLDG FOOTPRINT	3 days	06/20/02	06/24/02	5,3
7	EXCAVATE & FILL UNSUITABLE SOILS	6 days	06/25/02	07/01/02	6
8	FORM, POUR, STRIP (S.E.) RETAINING WALL FOOTINGS	5 days	06/21/02	06/27/02	6SS+1 day
9	FORM, POUR, STRIP (S.E.) RETAINING WALLS	6 days	06/27/02	07/03/02	8SS+4 days
10	SURVEY & SET BLDG GRID LINES	2 days	07/02/02	07/03/02	7
11	RETAINING WALL DAMP PROOFING (S.E.)	1 day	07/04/02	07/04/02	9
12	INSTALL SEWER & STORM SYSTEMS TO BLDG CLEANOUT	6 days	07/03/02	07/11/02	7FS+1 day
13	RECEIVE FOOTING & FOUNDATION PERMIT	1 day	07/11/02	07/11/02	2SS+23 days
14	SUBMIT SHELL & CORE PERMIT PACKAGE (PERMITTED)	36 days	07/09/02	08/17/02	2SS+21 days
15	BULK STEEL ORDER & SHOP DRAWINGS	35 days	06/17/02	07/30/02	1SS+5 days
16	FORM, BLDG CONTINUOUS FOOTINGS (sleeves) (DEEP PLUMBING & SUMPS)	10 days	07/08/02	07/18/02	7FS+3 days
17	POUR & STRIP BLDG CONTINUOUS FOOTINGS	8 days	07/11/02	07/19/02	13SS
18	EXCAVATE, FORM & POUR ELEVATOR PIT & (Damp proofing)	6 days	07/02/02	07/10/02	7SS+6 days
19	EXCAVATE & INSTALL STORM/SEWER LIFT STATIONS & (BALLAST PAD)	4 days	07/08/02	07/11/02	7FS+3 days
20	INSTALL DEEP PLUMBING & COLLECTOR PIPING	4 days	07/12/02	07/16/02	19,13
21	FORM, POUR & STRIP FOUNDATION WALLS & (EMBEDS)	11 days	07/13/02	07/25/02	13FS+1 day,17SS+2 days
22	EXCAVATE, FORM, POUR & STRIP RAMP RETAINING WALLS & FOOTINGS	10 days	07/25/02	08/05/02	21SS+10 days
23	BLDG. FOUNDATION WALL DAMP PROOFING	14 days	07/19/02	08/03/02	21SS+5 days
24	EXCAVATE, FORM, POUR & STRIP COLUMN PADS / PILASTERS	5 days	07/17/02	07/22/02	21SS+3 days,20
25	COLUMN ISOLATION BULK HEADS	1 day	07/23/02	07/23/02	24
26	BACKFILL TO BOTTOM OF SOG P-GARAGE	2 days	07/26/02	07/27/02	21,25FS+2 days
27	FORM, POUR & STRIP FOOTING AND FOUNDATION CLOSER (EAST END)	6 days	07/29/02	08/03/02	26
28	INSTALL SUB DRAIN PERF PIPING (COMPLETE COLLECTION PIPING)	7 days	07/29/02	08/05/02	26
29	UNDER SLAB PLUMBING R-I P-GARAGE	7 days	07/29/02	08/05/02	26
30	UNDER SLAB ELECTRICAL R-I P-GARAGE	7 days	07/29/02	08/05/02	26
31	PLACE & POUR BOLLARDS P-GARAGE	7 days	07/29/02	08/05/02	26

Exhibit C

# SOUTHCENTRAL FOUNDATION / DENTAL, OPTOMETRY & BEHAVIORAL HEATH CLINIC

## DOB-2 SCHEDULE 1ST DRAFT

ID	Task Name	Duration	Start	Finish	Predecessors
32	FINAL GRADE SOG (INSTALL V.B.) & (E.J.) P-GARAGE	3 days	08/03/02	08/06/02	27SS+5 days,28SS+5 days
33	STEEL PLACEMENT SOG P- GARAGE	3 days	08/06/02	08/08/02	32SS+2 days
34	SETUP & POUR CONCRETE SOG P-GARAGE	2 days	08/09/02	08/10/02	33
35	CUT CONTROL JOINTS SOG P-GARAGE	1 day	08/11/02	08/11/02	34
36	FOUNDATION WALL BRACING	2 days	08/12/02	08/13/02	35
37	BACK FILL FOUNDATION & (COMPLETE STORM & SEWER CONNECTIONS)	4 days	08/14/02	08/17/02	36
38	INSULATE FOUNDATION WALLS	1 day	08/16/02	08/16/02	37SS+2 days
39	INSTALL U/G DATA-COM & VAULTS (RE-PAVE)	6 days	07/12/02	07/18/02	12
40	SITE LIGHTING U/G & POLE BASES	3 days	07/17/02	07/19/02	39SS+4 days
41	SUBMIT EAST RETAINING WALL REVISED PERMIT DRAWINGS	1 day	06/28/02	06/28/02	4SS+13 days
42	RECEIVE EAST RETAINING WALL REVISED PERMIT DRAWINGS & (BID)	9 days	07/01/02	07/12/02	41FS+1 day
43	LAYOUT / SURVEY DRILL AND SET EAST RETAIN WALL "H" BEAMS	4 days	07/13/02	07/17/02	42
44	FORM & POUR EAST RET / WALL PRE-CAST PANELS (WELD SUPPORT CLIPS)	5 days	07/26/02	07/31/02	43FS+7 days,21
45	SET EAST RETAINING WALL PRE-CAST PANELS	1 day	08/07/02	08/07/02	44FS+5 days
46	INSTALL U/G ENSTAR GAS PIPING	1 day	08/08/02	08/08/02	45
47	SACK & PATCH EXPOSED CONCRETE RETAINING WALL	2 days	08/19/02	08/20/02	37
48	STEEL FABRICATION (BUILDING SHELL)	29 days	07/31/02	08/31/02	15
49	FORM, POUR INTERIOR CONCRETE PONY WALLS	5 days	08/08/02	08/12/02	45
50	PLUMBING R/I GARAGE RAMP DRAIN SYSTEM	3 days	08/06/02	08/08/02	22
51	FORM CONCRETE GARAGE RAMP & (2" RIDGED INSULATION)	1 day	08/09/02	08/09/02	50
52	SNOW MELT R/I GARAGE RAMP	2 days	08/10/02	08/11/02	51
53	SET STEEL & POUR CONCRETE GARAGE RAMP	3 days	08/12/02	08/14/02	52
54	FINAL GRADE SITE (SURVEY)	2 days	08/17/02	08/19/02	37SS+3 days
55	FINAL GRADE SITE (FILL)	2 days	08/20/02	08/21/02	54
56	INSTALL CT & MDP CONDUITS (ML&P INSTALL TRANSFORMER)	4 days	08/22/02	08/26/02	55
57	LAYOUT CURB, GUTTER & SIDEWALK	2 days	08/22/02	08/23/02	55
58	FORM & POUR CONCRETE CURBS, GUTTERS	2 days	08/24/02	08/26/02	57
59	FORM & POUR CONCRETE SIDEWALKS	5 days	08/27/02	08/31/02	58
60	SNOW MELT R/I SIDEWALKS & (2" RIGID INSULATION)	2 days	08/29/02	08/30/02	59SS+2 days
61	RE-GRADE SITE	2 days	09/03/02	09/04/02	59
62	PLACE PRE-CAST LIGHT POLE BASES	1 day	09/03/02	09/03/02	59

# SOUTHCENTRAL FOUNDATION / DENTAL, OPTOMETRY & BEHAVIORAL HEATH CLINIC

## DOB-2 SCHEDULE 1ST DRAFT

ID	Task Name	Duration	Start	Finish	Predecessors
63	PAVE PARKING LOT	3 days	09/04/02	09/06/02	62
64	STRIPING PARKING LOT	1 day	09/07/02	09/07/02	63
65	INSTALL CIVIL SIGNAGE	1 day	09/09/02	09/09/02	64
66	DELIVER STRUCTURAL STEEL	1 day	09/10/02	09/10/02	65
67	ERECT STRUCTURAL STEEL & DECKING (EAST & WEST STAIRS)	15 days	09/11/02	09/27/02	66
68	GROUT COL. BASES / COL. BASE POUR BACK / LOWER COL. CONC.-42" HIGH	7 days	09/27/02	10/04/02	67SS+14 days
69	POUR CONCRETE 3RD FLOOR (BLOCKOUTS & MESH)	3 days	09/28/02	10/01/02	67
70	FORM & POUR CONCRETE RTU PADS (INSTALL ROOF HATCH)	3 days	10/01/02	10/03/02	69SS+2 days
71	POUR CONCRETE 2ND FLOOR SLAB (BLOCKOUTS & MESH)	4 days	10/03/02	10/08/02	70SS+2 days
72	POUR CONCRETE 1ST FLOOR (SHORING) (BLOCKOUTS & MESH)	5 days	10/07/02	10/11/02	71SS+2 days
73	TEMPORARY TENTING & HEATING (FLOOR SLABS & RTU PADS)	15 days	09/27/02	10/16/02	68SS
74	SET CURBS RTU'S (R/I- S/A & R/A REQ.-DUCTS) (TEMP ROOF MEMBRANE)	3 days	10/08/02	10/10/02	70FS+2 days
75	SET RTU UNITS	1 day	10/11/02	10/11/02	74
76	INSTALL SCAFFOLDING	10 days	09/23/02	10/03/02	67SS+10 days
77	3RD FLOOR EXTERIOR METAL STUD FRAMING (PARAPET SHTG & CAPS)	8 days	10/04/02	10/15/02	76
78	ROOF DRAINS & VENTS R/I	2 days	10/04/02	10/07/02	77SS
79	INSTALL ROOFING SYSTEM	10 days	10/11/02	10/24/02	77SS+5 days
80	TENT SCAFFOLDING / HEAT & LIGHTING (STOCK EXT. WALL FRAMING & SHTG.)	6 days	10/21/02	10/28/02	79SS+6 days
81	<b>FULL BUILDING PERMIT / T-I DRAWINGS</b>	25 days	08/27/02	09/25/02	14FS+7 days
82	1ST & 2ND FLOORS EXTERIOR METAL STUD FRAMING	10 days	10/14/02	10/25/02	77SS+6 days
83	INSTALL NORTH LOBBY STAIR STRUCTURE	5 days	10/28/02	11/04/02	82
84	INSTALL STRUCTURAL SUPPORTS FOR ARCH. SCREENS & MASONRY	7 days	10/23/02	10/31/02	82SS+7 days
85	INSTALL BASE FLASHINGS	2 days	10/25/02	10/28/02	82SS+9 days
86	INSTALL BUILDING SHEATHING & WEATHER BARRIER	10 days	10/28/02	11/12/02	85SS+1 day
87	INSTALL PUNCH WINDOWS & FLASHINGS & (MASONRY LINTELS)	14 days	11/04/02	11/26/02	86SS+5 days
88	INSTALL EXTERIOR (HM) FRAMES	2 days	10/28/02	10/29/02	85SS+1 day
89	INSTALL EXTERIOR WALL FINISHES	40 days	11/20/02	01/24/03	87SS+10 days
90	INSTALL ALUM. CURTAIN WALLS & STORE-FRONTES	25 days	01/03/03	02/10/03	89SS+25 days
91	INSTALL EJ / CJ & WINDOW SEALANTS	7 days	01/31/03	02/12/03	90SS+20 days
92	INT. WALL LAYOUT 3RD, 2ND & 1ST (SUBS LAYOUT FOR CORE DRILLING)	6 days	10/23/02	10/30/02	81FS+20 days, 79SS+7 days
93	CORE DRILL PENETRATIONS REQUIRED 3RD, 2ND & 1ST (PLUMB/ELECT)	3 days	10/25/02	10/29/02	92SS+2 days

# SOUTHCENTRAL FOUNDATION / DENTAL, OPTOMETRY & BEHAVIORAL HEALTH CLINIC

## DOB-2 SCHEDULE 1ST DRAFT

ID	Task Name	Duration	Start	Finish	Predecessors
94	LAYOUT & INSTALL BASEMENT WALL TOP TRACK FOR FIREPROOFING	4 days	10/23/02	10/28/02	92SS
95	BASEMENT BEAM AND DECK FIRE PROOFING (SUBS-ALL SUPPORTS ETC.)	5 days	10/30/02	11/06/02	93
96	INSTALL FULL HT. WALL TOP TRACK 3RD, 2ND & 1ST Floor	6 days	10/25/02	11/04/02	92SS+2 days
97	INSTALL ALL EQUIPMENT TO LARGE TO MOVE THROUGH 40" OPENINGS	2 days	11/07/02	11/12/02	95FS+1 day
98	BASEMENT INTERIOR WALL FRAMING	5 days	11/12/02	11/20/02	97
99	ELECT, GEN. & BOILER ROOM WALLS R/I (PRIORITIZE ELECT. ROOM)	5 days	11/18/02	11/25/02	98SS+3 days
100	GWB, TAPE, PAINT-ELECT. GENERATOR & BOILER ROOMS	8 days	11/21/02	12/06/02	99SS+3 days
101	FIRE SAFEING & SEALANTS AT HEAD OF WALLS, ELECT-GEN-BOIL ROOMS	1 day	12/03/02	12/04/02	100SS+5 days
102	INSTALL ELECTRICAL EXTERIOR WALLS (3RD FLOOR)	7 days	10/31/02	11/12/02	77FS+11 days
103	3RD FLOOR PLUMBING R/I	10 days	10/28/02	11/12/02	93SS+1 day
104	3RD FLOOR HVAC R/I	14 days	11/04/02	11/26/02	103SS+5 days
105	3RD FLOOR ELECTRICAL & DATACOM R/I	14 days	11/04/02	11/26/02	103SS+5 days
106	3RD FLOOR SPRINKLER R/I	10 days	11/15/02	12/04/02	105SS+7 days
107	INSULATION & VB EXTERIOR WALLS	5 days	11/07/02	11/18/02	102SS+5 days
108	3RD FLOOR FULL Hgt. WALL FRAMING	7 days	11/15/02	11/26/02	104SS+7 days
109	RTU ELECTRICAL, PLUMBING R/I	3 days	10/30/02	11/04/02	75FS+12 days
110	INSTALL ELECTRICAL EXTERIOR WALLS (2ND FLOOR)	7 days	11/08/02	11/21/02	102SS+6 days
111	2ND FLOOR PLUMBING R/I	10 days	11/06/02	11/22/02	103SS+7 days
112	2ND FLOOR HVAC R/I	14 days	11/15/02	12/10/02	111SS+5 days
113	2ND FLOOR ELECTRICAL & DATACOM R/I	14 days	11/15/02	12/10/02	111SS+5 days
114	2ND FLOOR SPRINKLER R/I	10 days	11/26/02	12/16/02	113SS+7 days
115	INSULATION & VB EXTERIOR WALLS	5 days	11/19/02	11/26/02	110SS+5 days
116	2ND FLOOR FULL Hgt. WALL FRAMING	5 days	11/26/02	12/06/02	112SS+7 days
117	FOLDING PARTITION SUPPORT	3 days	11/26/02	12/04/02	116SS
118	INSTALL ELECTRICAL EXTERIOR WALLS (1ST FLOOR)	7 days	11/20/02	12/04/02	110SS+6 days
119	1ST FLOOR PLUMBING R/I	10 days	11/19/02	12/06/02	111SS+7 days
120	1ST FLOOR HVAC R/I	14 days	11/26/02	12/20/02	119SS+5 days
121	1ST FLOOR ELECTRICAL & DATACOM R/I	14 days	11/26/02	12/20/02	119SS+5 days
122	1ST FLOOR SPRINKLER R/I	10 days	12/10/02	12/26/02	121SS+7 days
123	INSULATION & VB EXTERIOR WALLS	5 days	12/02/02	12/09/02	118SS+5 days
124	1ST FLOOR FULL Hgt. WALL FRAMING	5 days	12/10/02	12/18/02	120SS+7 days

**Neeser Construction Inc.**



Run date: 10/07/2002 @ 15:03  
 Bus date: 09/30/2002

Southcentral Foundation  
 R/E Act vs Bud W/Encumbrance

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00 132-22 Dental Building Construction

Fiscal year thru period ending 09/30/2002

Description	Month to date	Year to date	Ytd encumbrnce	Annual budget	Annual var	% used
525.101 Travel & Related	.00	600.48	.00	.00	(600.48)	-
555.101 Legal Fees	11,210.44	11,210.44	.00	.00	(11,210.44)	-
560.101 Contractual	.00	8,125.00	.00	.00	(8,125.00)	-
560.120 Architect & engineer Design	434,772.78	729,519.23	.00	.00	(729,519.23)	-
560.123 Construction	1,279,208.30	1,285,370.42	.00	.00	(1,285,370.42)	-
560.126 Project Managment	7,450.00	67,823.73	.00	.00	(67,823.73)	-
560.129 Geotechnical/Planning/Zoning	.00	19,196.50	.00	.00	(19,196.50)	-
560.135 Inspections/Testing	19,693.50	19,693.50	.00	.00	(19,693.50)	-
565.101 Program Supplies	138.00	138.00	.00	.00	(138.00)	-
570.103 Taxes & licenses	95,300.00	146,120.00	.00	.00	(146,120.00)	-
<b>Total Expenditure</b>	<b>1,847,773.02</b>	<b>2,287,797.30</b>	<b>.00</b>	<b>.00</b>	<b>(2,287,797.30)</b>	<b>-</b>